

ZB# 89-28

**Schoonmaker Homes
(Glen Harrison)**

80-8-17

5-10-72

Relem.

June 25, 1989

#89-28- Schoonmaker Homes - (Harrison, Glen) - front yard

Public Hearing:
Aug. 14, 1989.

Notice to
Sentinel - 7/12/89.

Fee: Paid - 25.00.

Notice to P.B. on 8/7/89 ✓

Area Variance
Granted
8/14/89

ck # 1428
paid 7/11/89
to T.C.

TOWN OF NEW WINDSOR		General Receipt		10797
555 Union Avenue New Windsor, N. Y. 12550		<u>Aug. 8</u> 19 <u>89</u>		
Received of <u>Mrs. Heddeh (Schoemaker) Homes</u>		\$ <u>25.00</u>		
<u>Twenty-five and</u>		<u>00</u>		DOLLARS
For <u>ZBA application fee # 89-28</u>		<u>00</u>		
DISTRIBUTION:				
FUND	CODE	AMOUNT	By <u>Pauline H. Townsend</u>	
<u>ck # 1428</u>		<u>25.00</u>	<u>Down Clerk</u>	
			Title	

Williamson Law Book Co., Rochester, N. Y. 14609

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

SCHOONMAKER HOMES, INC.

DECISION GRANTING
AREA VARIANCE

#89-28.

-----X

WHEREAS, SCHOONMAKER HOMES, INC., a corporation having an office at 217 Everett Place, Maybrook, N. Y., by its agent, Anthony Gizzi, has made application before the Zoning Board of Appeals for a 2.55 ft. front yard variance for construction of a single-family residence in a CL (Cluster) zone; and

WHEREAS, a public hearing was held on the 14th day of August, 1989 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared by its agent, Elias D. Grevas, L. S. of Grevas and Hildreth, P. C.; and

WHEREAS, the application was opposed by several residents of Shaker Court North mainly due to concern over conformity with other houses in the development; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the bulk regulations with regard to front yard in order to allow construction of a single-family residence.

3. The evidence shows that, at the request of the Town of New Windsor, the location of a drainage easement was shifted, causing the same to be located entirely within the bounds of this lot, rather than only one-half thereof within the bounds of this lot, and this change affected the applicant's options for siting the house on the lot.

4. The evidence presented by Applicant substantiated the fact that a variance for less than the allowable front yard would be required in order to allow the proposed construction which otherwise conforms to the bulk regulations contained in the CL zone and rejection of the same would cause practical difficulty to Applicant since the relief sought by Applicant is not substantial in relation to the required bulk regulations.

5. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

6. The requested variance will produce no effect on the population density or governmental facilities.

7. That there is no other feasible method available to Applicant which can produce the necessary results other than the variance procedure.

8. The interest of justice would be served by allowing the the granting of the requested variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 2.55 ft. front yard variance sought by Applicant in accordance site plan filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 11, 1989.

Chairman

(ZBA DISK#5-053085.FD)

1032

ST. HELENA

McQUADE

SITE

LEGEND

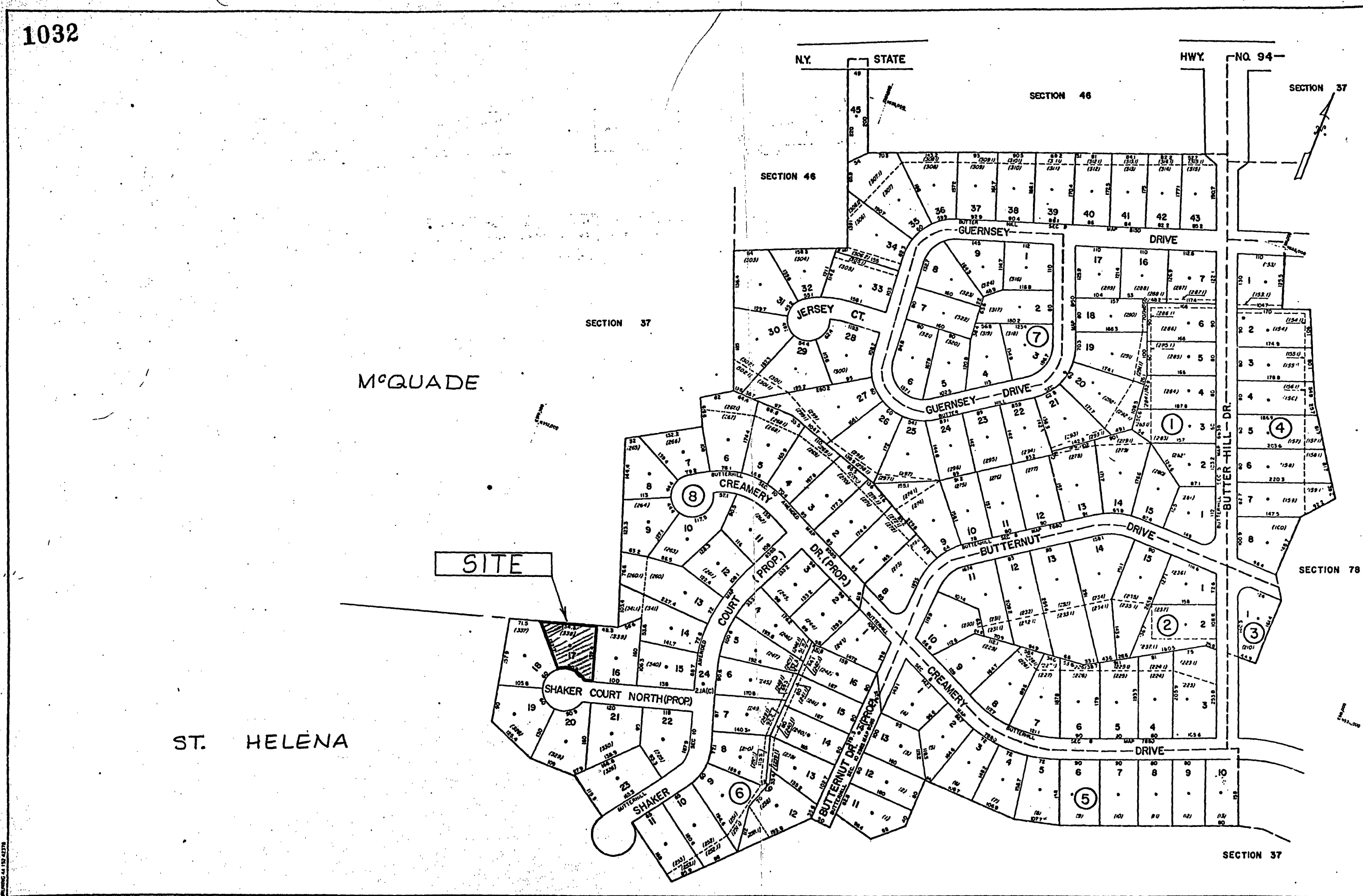
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
CITY TOWN OR VILLAGE	SEQUENT LINE	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
BLOCK & SECTION LIMIT	WATCH LINE	AREA (1/4) 1" = 1/4 (1/4) 1/4	STATE HIGHWAYS BY STATE MAP NO.
SPECIAL BIRTH ST. LINE	STAIRS	DIMENSIONS (1/4) 1" = 1/4 (1/4) 1/4	COUNTY HIGHWAYS BY COUNTY MAP NO.
PROPERTY LINE	GAS COORDINATE CENTERS		TOWN ROADS

ORANGE COUNTY~NEW YORK

Photo No. 14-52-33 Date of Map: 9-3-64
 Date of Photo: 3-1-65 Date of Revision: 3-1-68
 Scale: 1" = 100'

TOWN OF NEW WINDSOR

Section No. 80



Prepared by
 ORANGE CO. TAX MAP DEPT.
 MAIN ST., GOSHEN, N.Y. 10924
 FOR TAX PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

89-28

Date: 7/11/89

- I. Applicant Information: Schoonmaker Homes, Inc.
- (a) 217 Everett Place, Maybrook, N.Y. 12543; (914) 427-5511
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. Property Information:

- (a) CL1 Lot 338, Shaker Court North 80-8-17 12,506 S.F.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4, R-3
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner?
- (e) Has property been subdivided previously? Yes When? 11/13/87
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: None proposed

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48, Table of Use/Bulk Regs., Col. E.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>12,500 s.f.</u>	<u>12,506 s.f.</u>	<u>0</u>
Min. Lot Width <u>80'</u>	<u>101'</u>	<u>0</u>
Reqd. Front Yd. <u>40'</u>	<u>37.45'</u>	<u>2.55'</u>
Reqd. Side Yd. <u>12' / 24'</u>	<u>22.4' / 51.5'</u>	<u>0 / 0</u>
Reqd. Rear Yd. <u>40'</u>	<u>40.4</u>	<u>0</u>
Reqd. Street Frontage* <u>60'</u>	<u>90.9'</u>	<u>0</u>
Max. Bldg. Hgt. <u>35'</u>	<u>26' ±</u>	<u>0</u>
Min. Floor Area* <u>1,000 s.f.</u>	<u>1,900 ± s.f.</u>	<u>0</u>
Dev. Coverage* <u>30 %</u>	<u>17 %</u>	<u>0 %</u>
Floor Area Ratio** <u>N/A</u>		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

① Location of storm drainage easement and size of house required by buyer restrict placement within required yards.
② House position on lot minimizes variance request; all other corners meet yard requirements.
(see plan submitted)

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation:

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the proposal before the Board:

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Location of lot (on cul-de-sac) and adjoining existing house positions indicate that variance would not affect appearance of neighborhood.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties. (see plan)
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25,000 payable to TOWN OF NEW WINDSOR.
- ☐ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 29 July 1989

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Anthony Gizzo
(Applicant)

Sworn to before me this
29th day of June, 1989.

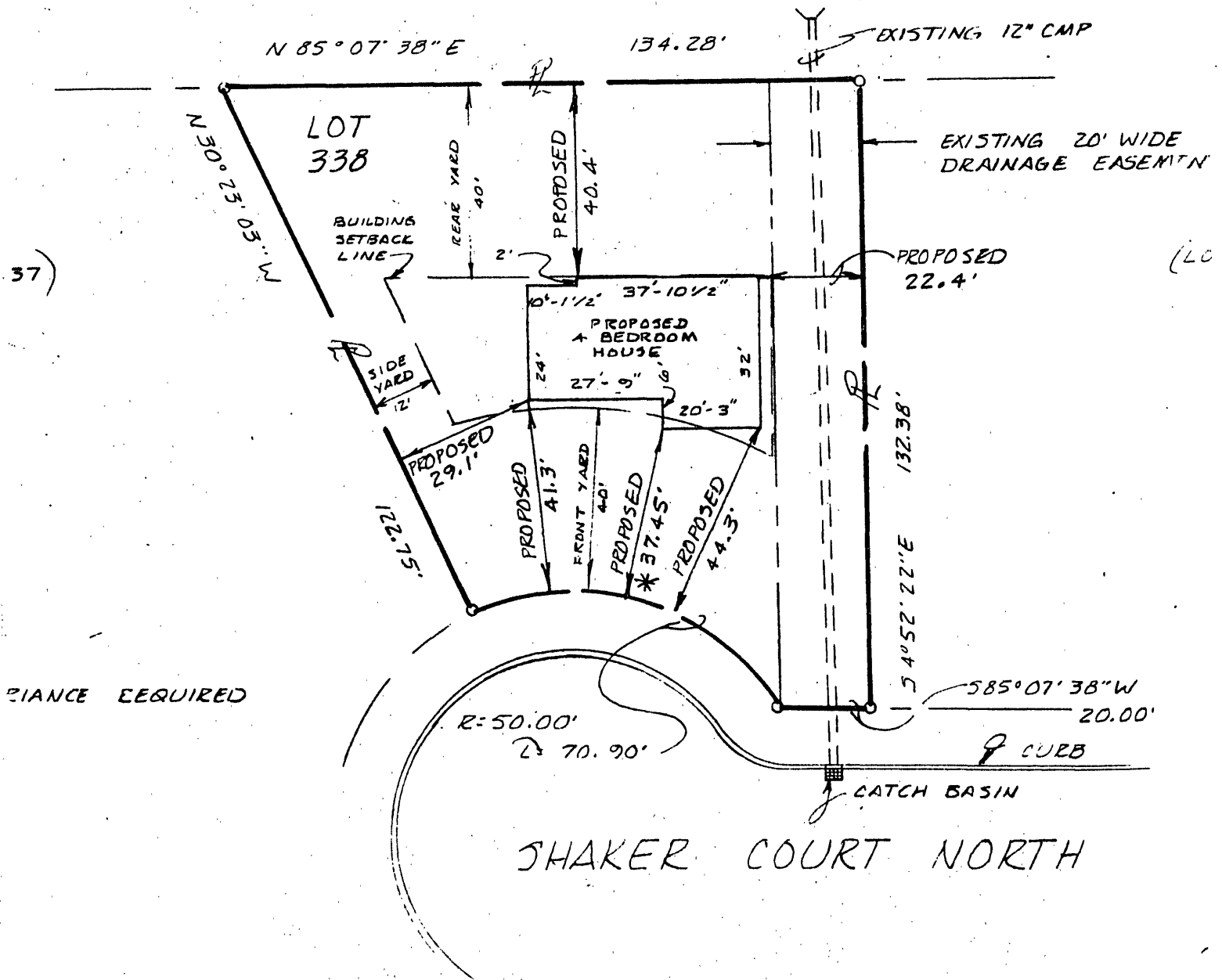
RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
No. 4673512
Commission Expires October 31, 1990

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

N/F
MCQUADE FOUNDATION



TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office Of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —

Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

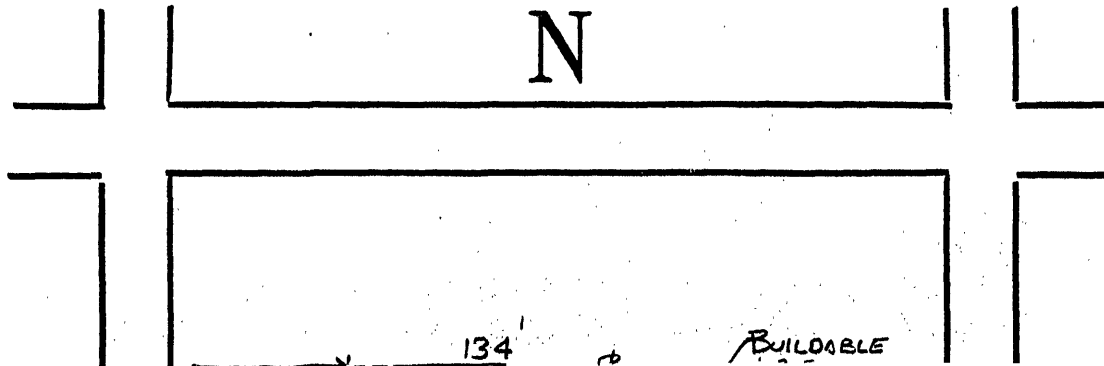
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....*Anthony G. Gigney*.....*217 EVERETT PLACE*.....*Maybrook, N.Y.*
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

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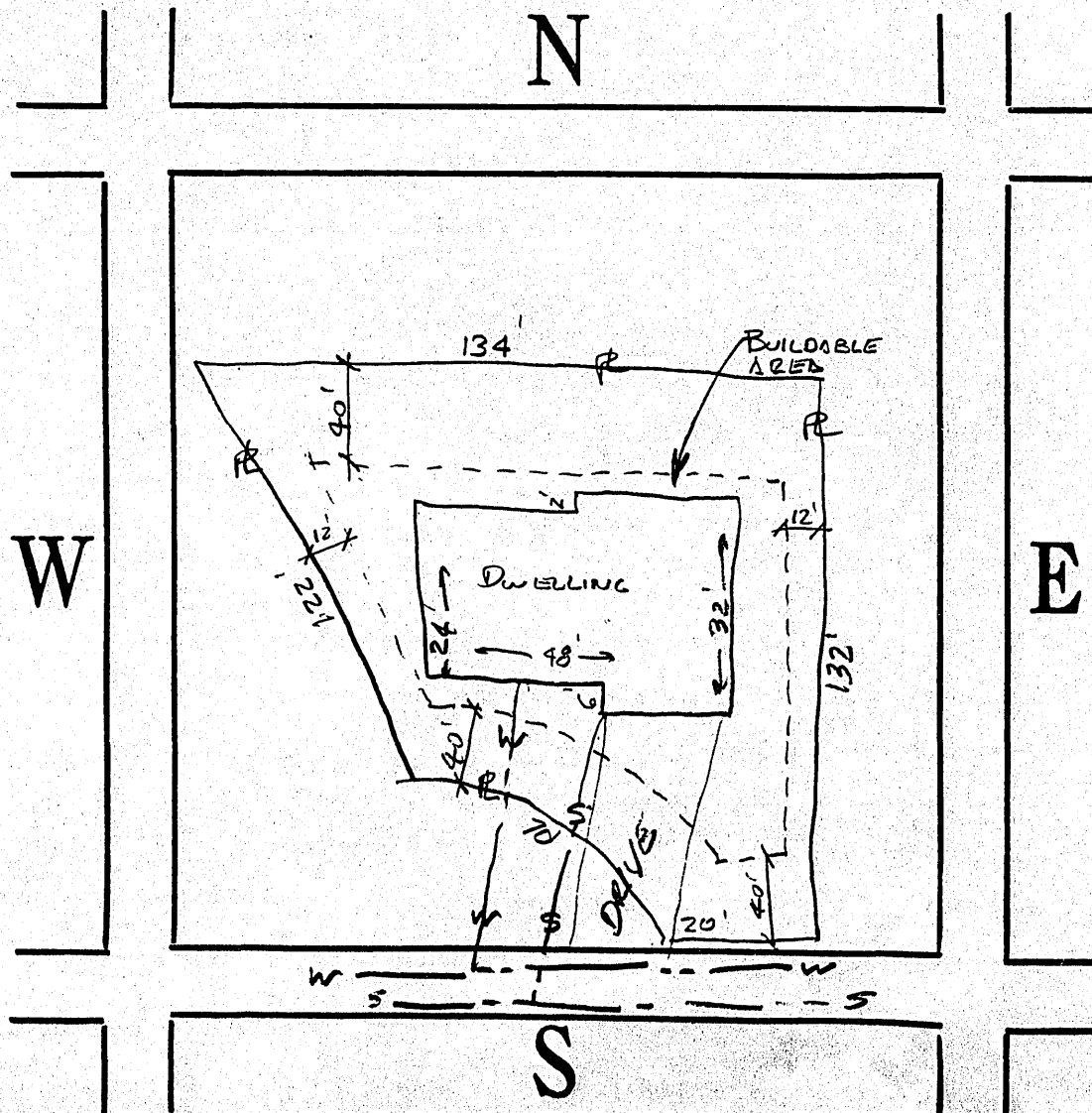
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.....*Anthony Giggi*.....*217 EVERETT PLACE, MARYBORO, N.Y.*
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1-WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
- 2-FOUNDATION INSPECTION - CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS.
- 3-INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
- 4-WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5-INSULATION.
- 6-PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED LOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME.
- 7-DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR.
- 8-\$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9-PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
- 10-THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11-SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12-SPETIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises SCHARNMAKER, James JSI

Address 217 EVERETT PLACE MAYBROOK, N.J. Phone 427-5511

Name of Architect Paul Ciampa

Address New Windsor, N.Y. Phone

Name of Contractor SCHARNMAKER, James JSI

Address SAME Phone 427-5511

State whether applicant is owner, lessee, agent, architect, engineer or builder: OWNER / BUILDER

If applicant is a corporation, signature of duly authorized officer.

Anthony Gign (Job Manager)
(Name and title of corporate officer)

1. On what street is property located? On the N side of SHAKER CT NORTH
(N. S. E. or W.)
and 170 feet from the intersection of SHAKER CT & SHAKER CT NORTH
2. Zone or use district in which premises are situated RESIDENTIAL

WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

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Name of Owner of Premises SCHRAMMER, James ISI

Address 217 EVERETT PLACE MAYBROOK, N.J. Phone 427-5511

Name of Architect Paul Cuomo

Address New Windsor, N.Y. Phone

Name of Contractor SCHRAMMER, James ISI

Address SAME Phone 427-5511

State whether applicant is owner, lessee, agent, architect, engineer or builder: OWNER / BUILDER
If applicant is a corporation, signature of duly authorized officer.

Anthony Gigney (Job Manager)
(Name and title of corporate officer)

1. On what street is property located? On the N side of SHAKER CT NORTH
(N. S. E. or W.)

and 170 feet from the intersection of SHAKER CT & SHAKER CT NORTH

2. Zone or use district in which premises are situated RESIDENTIAL

3. Tax Map description of property: Section 80 Block 8 Lot 17

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy NONE b. Intended use and occupancy RESIDENCE

5. Nature of work (check which applicable): New Building X Addition Alteration Repair Removal
Demolition Other

6. Size of lot: Front 90 Rear 134 Depth 132 Front Yard 40 Rear Yard 40 Side Yard 12

Is this a corner lot? NO

7. Dimensions of entire new construction: Front 48 Rear 48 Depth 32 Height 19 Number of stories 2

8. If dwelling, number of dwelling units 1 Number of dwelling units on each floor 1

Number of bedrooms 4 Baths 3 Toilets 3

Heating Plant: Gas X Oil Electric / Hot Air Hot Water

If Garage, number of cars 2

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use

10. Estimated cost 56,000 Fee \$300
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

8/14/89 - Public Hearing - Schoonmaker Homes, Inc. - #89-28

Name:

Address:

John + Doris Bjorkman 107 Shaker Ct North
JENNIFER + Jimmy MAROTTA 108 Shaker Ct. North
Michael + Patricia Kane 105 Shaker Ct North
Angela + Ray Dolan 103 " " "
Thomas M. Hann 101 " " "
Liz + Wing Seto 104 " " "

Objections
concerning drainage
poor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

(27)

May 9, 1989 -

Grevas & Hildreth, P.C.
33 Quassaick Ave.
New Windsor, NY 12550

Attn: William B. Hildreth
Vice President

Re: Variance List 500 ft. - 80-8-17

Dear Mr. Hildreth:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

Leslie Cook

LESLIE COOK
Sole Assessor

LC/cp

Cazzola, Keith & Karen
346 Butternut Drive
New Windsor, NY 12550

Krom, George R. Jr. & Donald T.
11 Maple Ave.
Cornwall-on-Hudson, NY 12520

D'Esposito, Joanne G.
128 Creamery Drive
New Windsor, NY 12550

Fioravanti, Eric L. & Judith A.
127 Creamery Drive
New Windsor, NY 12550

Mahedy, Dennis P. & Debra S.
125 Creamery Drive
New Windsor, NY 12550

Petronzio, Mark D. &
Nugent, Barbara ✓
6 Hazely Court
Rochelle Park, NJ 07662

Seto, Wing & Lois
104 Shaker Ct. North
New Windsor, NY 12550

Kane, Michael S. & Patricia A.
105 Shaker Ct. North
New Windsor, NY 12550

Dolan, Raymond P. & Virginia M.
103 Shaker Ct. North
New Windsor, NY 12550

Hannon, Thomas M. & Kathleen A.
101 Shaker Ct. No.
New Windsor, NY 12550

*Bjorkman,
107 Shaker Ct.
New Windsor, N.Y.*

The Order of St. Helena
P.O. Box 426
Vails Gate, NY 12584

The McQuade Foundation
P.O. Box 4064
New Windsor, NY 12550

The Town of New Windsor
555 Union Ave.
New Windsor, NY 12550

Zgrodek, Stanley A. & Clara M.
6 Rocky Lane
New Windsor, NY 12550

Andoom Development Co. Inc.
33 Sweet Briar Rd. ✓
Stamford, Ct 06905

Arcaro, Vincent & Sandra
5 Shaker Court
New Windsor, NY 12550

Perretti, Donald J. & Gina
9 Shaker Court
New Windsor, NY 12550

Villafane, Rafeal E. & Linda
11 Shaker Court
New Windsor, NY 12550 ✓

Foschini, Errol & Emilia ✓
13 Shaker Court
New Windsor, NY 12550

Stone, Howard & Kathleen
15 Shaker Court
New Windsor, NY 12550

Zimmerman, Robert P. & Mary Ellen
17 Shaker Court
New Windsor, NY 12550

Morfe, Michael E. & Carmen P.
350 Butternut Drive
New Windsor, NY 12550

Herlihy, Dennis & ✓
Mayer, Susan
348 Butternut Drive
New Windsor, NY 12550

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 28

Request of Schoonmaker Homes, Inc.

for a VARIANCE of
the regulations of the Zoning Local Law to
permit construction of a single-family residence
with less than the required front yard.

being a VARIANCE of

Section 48-13 Use/Bulk Regulations, Col. E.

for property situated as follows:

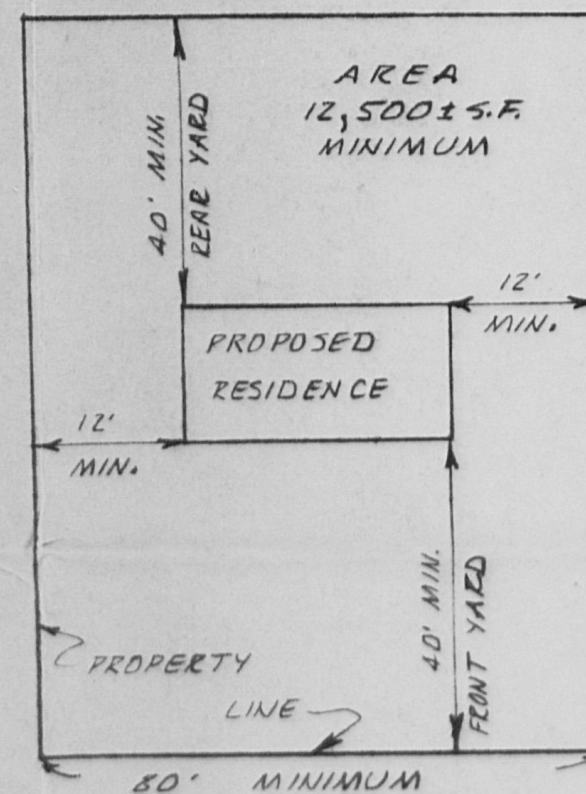
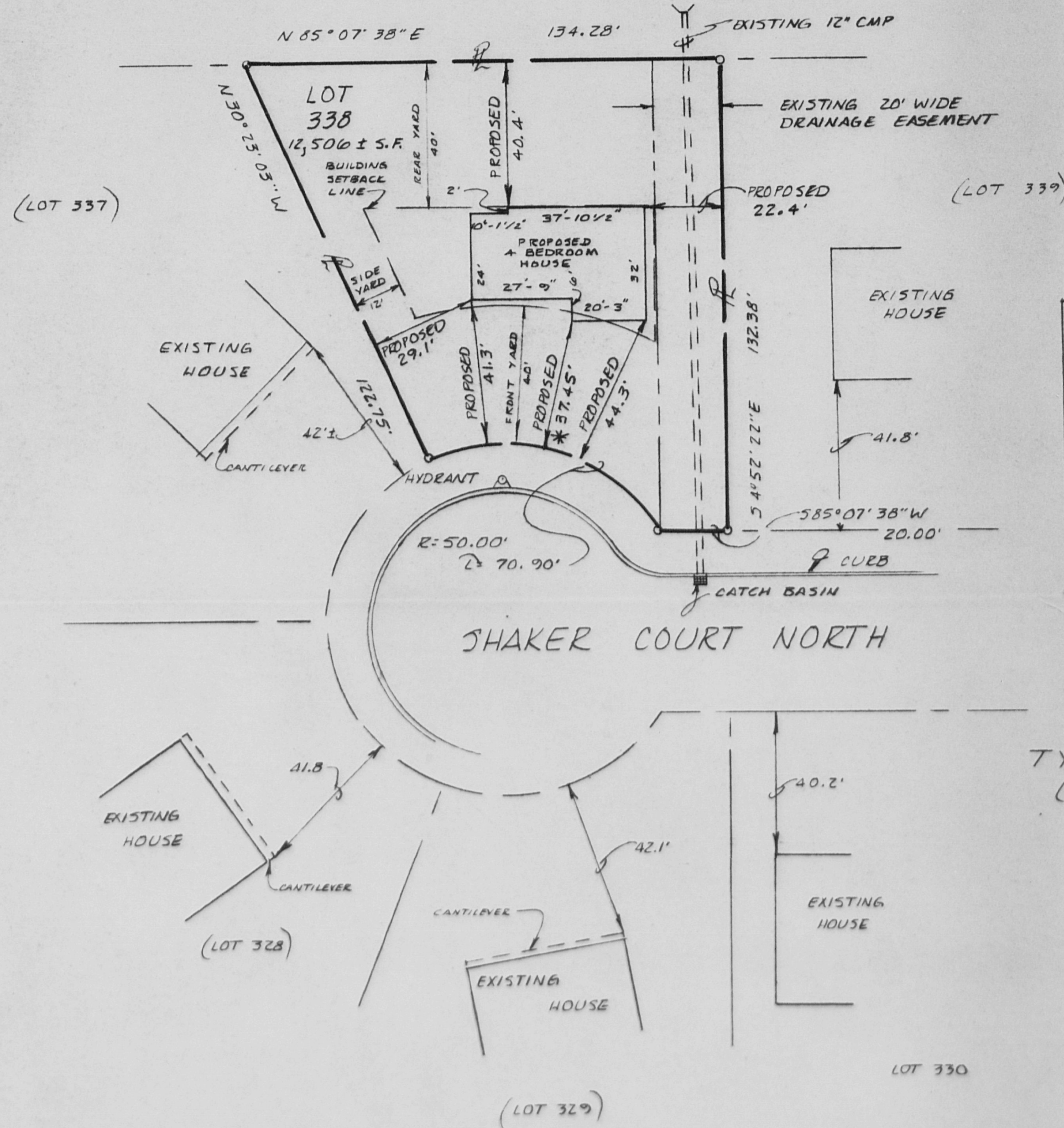
Lot 338, Shaker Court North, Butter Hill Subdivision,
Section 10 ; Tax Map Reference: Sect. 80,
Block 8, Lot 17 - New Windsor, N.Y.

SAID HEARING will take place on the 14th day of
August, 1989, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30. o'clock P. M.

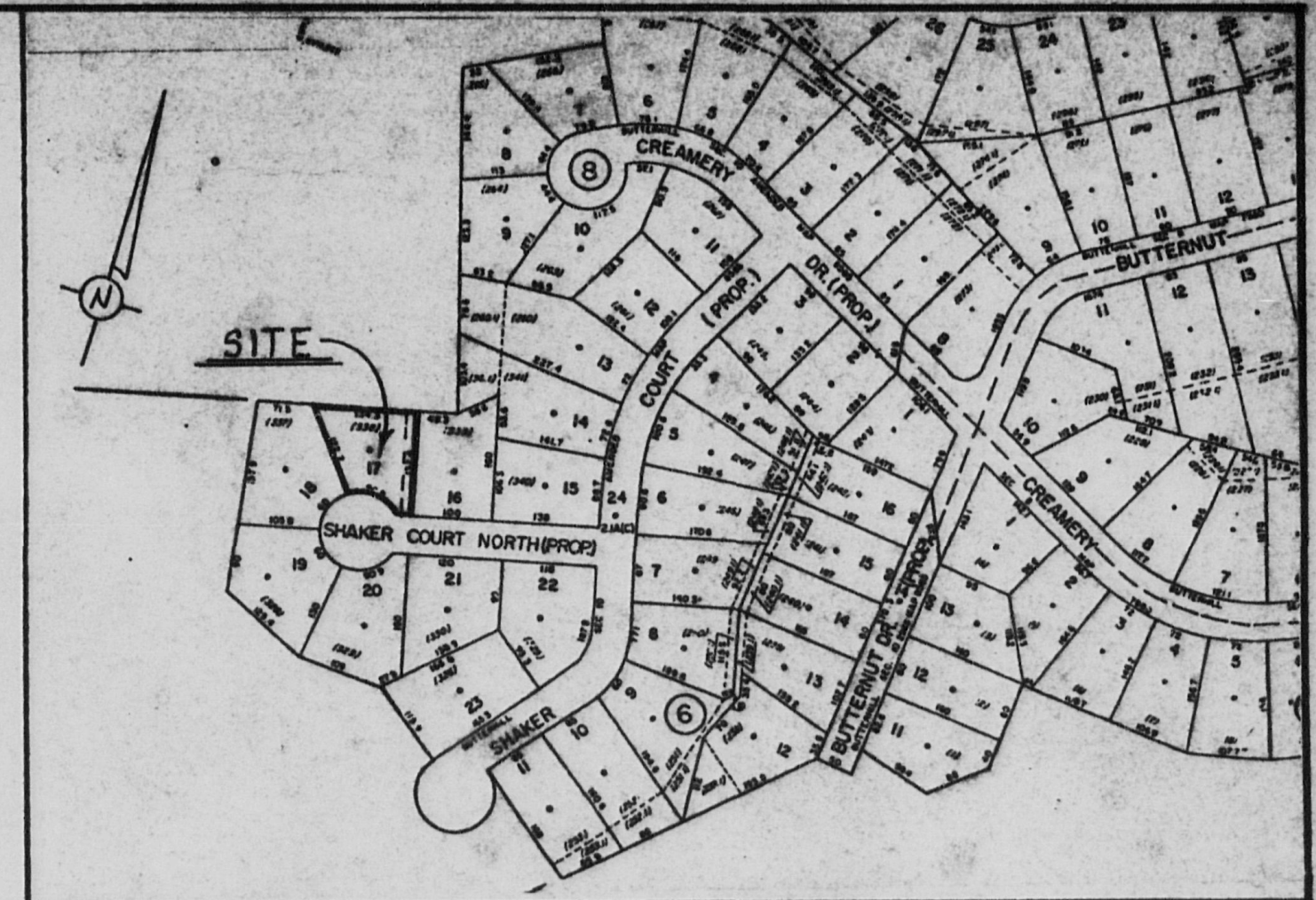
James Nugent
Chairman

N/F
MCQUADE FOUNDATION

FILED MAP NO. 8585
BUTTER HILL SECTION 10



TYPICAL LOT LAYOUT
(FROM APPROVED PLANS)

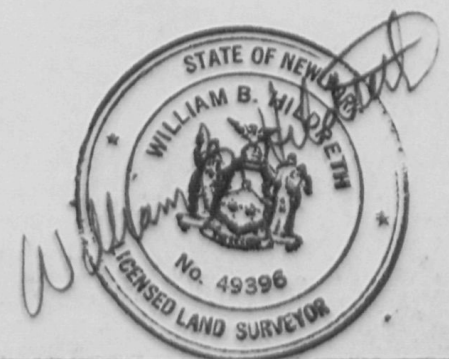


SITE LOCATION PLAN

SCALE: 1" = 200' ±

NOTES

1. Being a proposed development of Tax Lot # 17, in Section 80, Block 8. Also being Lot # 338, as shown on a map entitled "Butter Hill Subdivision, Section 10, Amended Map", said map having been filed in the Orange County Clerk's Office on 13 November 1987 as Map No. 8585.
2. PROPERTY ZONE: CLI
3. Offsets shown are at right angles to the property lines and radial to curves.
4. The locations of existing houses shown resulted from various field surveys performed by the undersigned.
5. Unauthorized additions or alterations to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.



Grevas & Hildreth, P.C.
LAND SURVEYORS
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REVISIONS:	
DATE	DESCRIPTION

PLAN FOR:

SCHOONMAKER HOMES, INC.

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: WBH

Checked:

Scale: 1" = 30'

Date: 5 MAY 1989

Job No: 89-052

PROPOSED
BUILDING LOCATION
PLAN